

# ARTICLE XXI.

## TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

### 35-2100. Purpose.

The following tables indicate uses permitted by zoning districts with an "X" and use permits with an "UP."

### TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Airport			UP	UP	UP
Alcoholic beverage package store		UP	UP	UP	UP
Ambulance service		X	X	UP	
<p>Amusement arcade</p> <p>Permitted only by use permit for a period of one (1) year, renewable upon application and approval by the City Council for such period of time and manner of extension as prescribed in Council action. Such use permit shall be nontransferable for persons and/or building location.</p> <p>The proposed location must be in conjunction with:</p> <ul style="list-style-type: none"> <li>a) A major recreational use, such as a bowling alley, skating rink, theater complex; or</li> <li>b) A community or regional shopping center when the hours are restricted to the prevailing shopping hours, or as prescribed by Council; or</li> <li>c) A neighborhood shopping center, when the hours are the same as the supermarket, or as prescribed by Council; or</li> <li>d) Commercial centers (a planned center of five (5) or more commercial uses)</li> </ul> <p>Amusement arcades shall not be located closer than three hundred (300) feet to another amusement arcade, church, public or parochial school or playground.</p> <p>Any proposed location would be considered on an individual basis. In addition to Code requirements and restrictions, the following will be considered:</p> <ul style="list-style-type: none"> <li>(1) Adjacent uses</li> <li>(2) Neighborhood protest</li> <li>(3) Adequate bicycle and auto parking</li> <li>(4) Proposed management and hours</li> <li>(5) Police Department recommendation</li> <li>(6) Type of games</li> <li>(7) Security, other than provided by the shopping center</li> <li>(8) Provision of restrooms for men and women</li> </ul>		UP	UP		
Amusement park		UP	UP		

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Apparel and clothing store (see footnote #2 at end of table)	X	X	X		
Appliance repairer With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment	UP	X	X	UP	UP
Art galleries	X	X	X	UP	
Artistic programs or events	UP	UP	UP	UP	UP
Assembly hall, coliseums and stadiums Owned by nonprofit organizations or by the State, municipal or County government		X	X	UP	UP
Automobile accessories (sales)		X	X	UP	
Automobile racing				UP	UP
Automobile and truck sales With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use			X	UP	UP
Automobile washateria	UP	X	X	UP	UP
Bakery (goods baked and sold on premises)	X	X	X	UP	
Bakery, wholesale			UP	X	X
Bank	X	X	X	UP	UP
Bar, cocktail lounge Excluding adult service business (Ord. No. 2413, §4.B, 11-18-93)		UP	UP	UP	UP
Barbershops	X	X	X	UP	
Beauty shops	X	X	X	UP	
Beauty and barbershop supplies		X	X	UP	
Billiard or pool hall		X	X		
Boat building, repair, service and storage			X	X	X
Boat sales With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use		X	X	UP	
Bottling works for soft drinks			X	X	X

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Brick, tile and terra cotta manufacturing					X
Broker, investments, loans	X	X	X		
Building contractors Including electrical and plumbing contractors with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	X	X
Building contractors Including electrical and plumbing contractors with storage of goods, materials and equipment and processing and manufacturing utilizing outside storage			UP	X	X
Building materials companies With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	UP	UP
Building supplies and materials, glass sales, and installation with outside storage yard for lumber, bricks, cement blocks or other materials			X	X	X
Building supplies and materials, glass sales, and installation without outside storage of lumber, brick cement blocks or other materials (see footnote #2 at end of table)		X	X	X	X
Bus passenger station (inter-City)			X	X	X
Bowling alley		X	X		
Candy manufacture			X	X	X
Candy (manufactured and sold on the premises)	X	X	X		
Carnival, fair, rodeo, etc.		UP	UP	UP	UP
Caterers		X	X	X	X
Cemeteries, mausoleums			UP	UP	UP
Charitable and philanthropic organizations	X	X	X	UP	UP
Churches and other places of worship Including Sunday School buildings, parish houses, rectories and other residences of clergy	X	X	X	UP	UP
Cleaners, dryers, clothing storage establishments (all including pickup station) or self-service laundromat, all performing services entirely for retail trade on the premises	X	X	X	UP	

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Cleaning of building exteriors, disinfecting or exterminating establishments with all materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than two thousand (2,000) square feet of net floor space		X	X	X	X
Clothing and apparel store (see footnote #2 at end of table)	X	X	X		
Clothing manufacturer	X	X	X		
Clubs, membership (not operated for profit), excluding adult service business (Ord. No. 2413, §4.B, 11-18-93)		X	X		
Cocktail lounge, bar, excluding adult service business (Ord. No. 2413, §4.B, 11-18-93)		UP	UP	UP	UP
Cold storage facility			X	X	X
Coliseums, stadiums, assembly halls owned by nonprofit organizations or by the State, municipal or County government		X	X	UP	UP
College (business college, only)		X	X		
Community centers	X	X	X	UP	
Convalescence homes, nursing homes and homes for the aged		X	UP		
Cosmetic store, including sale of goods and services customarily incidental thereto	X	X	X		
Credit bureaus		X	X		
Dairy products, processing, bottling and distribution, cream manufacturing, all on a wholesale basis			X	X	X
Dance hall, club, excluding adult service business (Ord. No. 2413, §4.B, 11-18-93)		X	X		
Dancing or music schools	X	X			
Delicatessen, grocery, supermarket or other store carrying a variety of food and related goods	X	X	X	UP	
Dental and medical offices and clinics (excluding veterinarians)	X	X	X	UP	UP
Dental supplies		X	X	UP	
Department store (see footnote #2 at end of table) (Including sale of items shown elsewhere in this table if customarily sold in such a store)	X	X	X		
Diaper service			X	X	X

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Dressmaker	X	X	X	UP	
Drive-in, drive-up, and all fast-turnover establishments defined as businesses that include in their design and function the use of drive-in windows, curb service, express lines and/or layout of retail stock and checkout facilities to facilitate the rapid delivery of goods and services to customers, such as but not limited to cleaners, banks, liquor stores, fast-food restaurants, service stations, convenience markets and similar uses (see footnote #1 at end of table)	X	X	X	UP	UP
Drive-in theater Excluding the showing of films involving specified sexual activities and specified anatomical areas [defined in section 200]		X	X	UP	UP
Driving school		X	X		
Drugstore or cosmetic store Including sale of goods and services customarily incidental thereto	X	X	X		
Dry cleaning, laundering (industrial)			X	X	X
Dwellings (single-family and multi-family)	UP	UP	UP	UP	UP
Dyeing plant			UP	UP	UP
Educational facilities and industrial research (technical)		X	X	X	X
Electrical equipment assembly			UP	X	X
Electrical and industrial equipment repair			X	X	X
Express office			X	X	X
Exterminating establishment With materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than four thousand (4,000) square feet of net floor space			X	X	X
Fair, carnival, rodeo, etc.		UP	UP	UP	UP
Farm equipment sale and rental, with inventory and repair			X	UP	UP
Farm machinery repair			X	X	X
Farmer's market		X	X		
Feed and grain sales and storage			X	X	X
Florist	X	X	X		

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Food or drink sales for immediate consumption within the principal building and excluding all types of drive-in establishment serving food or drink outside of a building or catering to the takeout trade	X	X	X	UP	UP
Food processing in wholesale quantities, except meat, fish, poultry, vinegar and yeast			X	X	X
Food specialty store Including but not limited to the following lines: meat (excluding slaughtering and eviscerating), fish, eggs, poultry (excluding slaughtering), fruit, vegetables, candy, nuts, coffee, tea, confection, dairy products, health foods, bakery (retail)	X	X	X	UP	
Foundaries (producing iron and steel products)					UP
Fuel dispensing equipment Pumps shall not be located closer than twenty (20) feet to a right-of-way or ten (10) feet to a property line	UP	UP	UP	UP	UP
Furniture and appliance repairer Home improvement company, upholsterer, general contractor or workman, building materials company, sign-making company with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than five thousand (5,000) square feet of net floor area		X	X	UP	UP
Furniture manufacturing				X	X
Funeral parlors, mortuaries		X	X		
Garden shop	X	X	X		
Gas, natural and propane bulk storage One hundred (100) gallons to five hundred (500) gallons may be granted an administrative use permit by the Zoning Administrator when requirements of section 2206-2(c) [sic] have been met. Less than one hundred (100) gallons is not construed to be bulk storage. Note: This does not exempt/supersede Fire Department approval of fuel storage tanks			UP	UP	X
Gasoline dispensing (other than service station) Fuel shall not be located closer than twenty (20) feet to a right-of-way line or ten (10) feet to a property line	UP	UP	UP	UP	UP

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Gasoline or chemical bulk terminal plants for wholesale storage Receiving, storage, handling and distribution areas shall not be located closer than one hundred (100) feet to the front property line and no closer than fifty (50) feet to side rear property lines. Storage areas for containerized liquids shall be covered and screened from public view. Setback areas may be used for parking retention, or nonhazardous uses as defined by the UBC consistent with the I-2 Zone setback regulations, but a minimum of one thousand (1,000) feet from any existing or planned residential area. (Ord. No. 1353, § II, 8-25-84)					UP
General contractor or workman with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	X	X
Gift shop	X	X	X		
Golf courses, miniature golf and driving ranges	X	X	X	UP	UP
Government buildings used exclusively by the Federal, State, County or City Government purposes except for garages, repair or storage yards, warehouses and buildings used for industrial type operations, or for operations requiring heavy and frequent movement of trucks	X	X	X	X	X
Greenhouse and nursery, commercial	UP	X	X	X	X
Grocery, delicatessen, supermarket or other store carrying a variety of food and related goods (see footnote #2 at end of table)	X	X	X	UP	UP
Gymnasium health center, commercial or skating rink		X	X		
Handicrafts Manufacture and sale of, at retail or wholesale which are manufactured predominantly by hand and involve the application of artistic skills			X	X	X
Hardware store (see footnote #2 at end of table)	X	X	X		
Hatcheries					X
Health centers	X	X	X		
Heliports			UP	UP	UP
Hobby shop	X	X	X		
Home improvement company With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than two thousand (2,000) square feet of net floor area		X	X	UP	UP

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Hospitals (excluding animal hospitals)	X	X	X		
Hospital supplies		X	X	UP	
Hotels, motels, tourist homes		X	X	UP	UP
Household appliance store (see footnote #2 at end of table)	X	X	X		
Ice manufacturer (excluding ice machines)			UP	X	X
Incinerators; landfill	UP	UP	UP	UP	UP
Industrial equipment machinery repair and service			UP	X	X
Industrial Light operations or light mechanical, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibration, noise, odor or effluents			UP	X	X
Insurance company or agency	X	X	X		
Interior decorator	X	X	X		
Jewelry store	X	X	X		
Junk yards Providing all conditions set forth below are met: (1) No material which fails to meet the conditions set forth in the definition of a junk yard in section 200 of this Code (2) No material shall be placed in any junk yard in such a manner that it is capable of being transferred out of the junk yard by wind, water or other causes (3) Any land or structure which has not been used as a junk yard and has been abandoned for a period of at least 3 months shall not be used as a junk yard except by use permit (4) All paper, rags, cloth and other fibers and activities involving the same, other than loading or unloading, shall be fully within enclosed buildings (5) In order to lessen the adverse affect on adjoining property, reduce wind-blown trash, prevent hazards to children and create a more healthful environment, suitable screening such as a masonry wall or solid fencing shall be required as a condition set in approving a junk yard by use permit					UP
Kennel, commercial Or other establishment where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within five hundred (500) feet from any residentially zoned property or one hundred (100) feet from any property line			UP		



<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Kindergartens and day nurseries Meeting all requirements of appropriate State and local regulations and standards	X	X	UP		
Laboratories serving professional requirements, dentist, medical, etc.		X	X	X	UP
Laboratory supplies		X	X	UP	UP
Laundering plant, dry cleaning, diaper service (industrial)			X	X	X
Laundromat, self-service Performing services entirely for retail trade	X	X	X	UP	
Leather goods manufacturer			UP	X	X
Letters, duplicating and mailing		X	X	UP	UP
Libraries	X	X	X	UP	
Liquor, wine, beer sales	UP	UP	UP	UP	UP
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations		X	X		
Machine tool manufacturing				UP	X
Machine shops			UP	X	X
Magazine or newspaper distribution, excluding adult bookstores		X	X	UP	UP
Manufacturing uses not otherwise named herein upon the approval of Zoning Administrator Provided that no use shall be permitted in this section which is likely to be dangerous, offensive or detrimental to the health, safety, welfare or general character of this zoning district or of the community by reason of the emission of dust, gas, smoke, noise, fumes, odors, vibration, glare or otherwise (Ord. No. 1506, 8-11-85)				UP	UP
Meat processing and packing				UP	UP
Mechanical (light) Light industrial operation, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibrations, noise, odor or effluents			UP	X	X
Medical and dental offices and clinics, excluding veterinarians	X	X	X		
Mobile homes, campers, prefabricated home manufacture				UP	UP
Mobile home sales and rental, but not including occupancy on the site			X	UP	UP

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Monument sales establishment With incidental processing to order but excluding the shaping of stones and similar processes		X	X	UP	
Motels, hotels, tourist homes		X	X	UP	UP
Motorcycle sales, rental and repair When repair is carried on within the principal building			X	UP	
Motor vehicle repairs, wholesale and retail Excluding full body paint spraying and body and fender work except replacement, carried on completely within a structure and having no outside storage of vehicles or parts of vehicles except those to be serviced or repaired for retail customers. Such storage shall be clearly incidental to the principal business and time of such outside storage shall not exceed 1 week for each vehicle (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)		X	X	UP	UP
Motor vehicle repairs, wholesale and retail Including full body paint spraying and body and fender work carried on within a structure with storage of wrecked vehicles or parts permitted only behind the principal building. Such storage of vehicles or their parts will be incidental to the principal business and will not constitute a junkyard as defined in section 200 of this Code (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)			X	UP	UP
Moving, storage or warehousing establishments			UP	X	X
Museums, art galleries	X	X	X	UP	
Music or dancing school	X	X	X		
Newspaper or magazine distribution, excluding adult bookstores		X	X	UP	UP
Newspaper publishing			X	UP	UP
Nurseries (day) and kindergartens Meeting all requirements of appropriate State and local regulations and standards	X	X	UP		
Nursery and greenhouse, commercial	UP	X	X	X	X
Offices Any of which is incidental to use otherwise permitted in the district or which functions itself as all or part of a use otherwise permitted within the district	X	X	X	X	X
Office equipment and supplies, restaurant supplies, dental, hospital, beauty and barber supply store, or laboratory supply and incidental services associated with sale thereof		X	X	UP	

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Office Professional, business, administrative, executive and other offices having no storage of stock-in-trade (other than samples) or heavy equipment and no sale of commodities on the premises	X	X	X	UP	UP
Optical and scientific instrument manufacturer		UP	X	X	X
Orthopedic braces, artificial limbs, etc., (sales)		X	X		
Outside displays Shall be limited to boats, trailers, trucks, and other vehicles, products and materials not normally or in limited numbers found exhibited in stores within retail and wholesale establishments. Items such as food, furniture, tools, appliances, bag materials such as cement, fertilizer, etc., shall not be displayed outside. Outside displays shall not be located within fifteen (15) feet to any property line	X	X	X	X	X
Parking lot On-site or off-site or parking structure for employees, customers or visitors for any business or industrial use or commercial or public parking lot or parking structure	X	X	X	X	X
Parks, public	UP	UP	UP	UP	UP
Patrol system and burglar alarm watching service		X	X	X	X
Pawn shop		X	X		
Penal and correctional institutions	UP	UP	UP	UP	UP
Personal service establishments Providing but not limited to barber and beauty shops, shoe repair shop, travel agencies, photographers, reducing salons, tailors, dressmaker	X	X	X	UP	
Pharmaceutical manufacture			UP	X	X
Philanthropic and charitable organizations	X	X	X	UP	UP
Photographers	X	X	X	UP	
Plastics manufacturing				UP	X
Playgrounds	UP	UP	UP	UP	UP
Pottery and porcelain manufacturer				X	X
Pottery, porcelain and vitreous china manufacturing					X
Prefabricated homes, mobile homes, camper manufacture				UP	X

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Prefabricated home sales			X	X	X
Printing, blueprinting, engraving Or other reproduction services with no limit as to floor area. (Ord. No. 1506, 8-11-85)			X	X	X
Radio and television stations and transmitting towers			UP	X	X
Radio and television stations excluding transmitting towers		X	X	X	X
Railroad passenger station			X	X	X
Reducing salons		X	X	UP	
Repair shop for repairs or adjustments to bicycles, small appliances, watches, locks, musical instruments, guns and similar items conducted wholly within a building with no outside storage of materials or equipment	X	X	X		
Research (industrial) and educational facility			X	X	X
Rescue service		X	X	X	X
Residential (single- and multiple-family)	UP	UP	UP	UP	UP
Restaurant or drive-in Food or drink sales for immediate consumption within principal building and all types of drive-in establishments serving food or drink outside of a building or catering to takeout trade, but not featuring adult service (Ord. No. 2413, §4.D, 11-18-93)	X	X	X	UP	UP
Restaurant supplies		X	X	UP	
Retail stores selling or renting goods predominantly at retail on the premises, including but not limited to the following: (see footnote #2 at end of table)					
(1) Hardware, paint, wallpaper, fabrics, supplies, curtains, linens, knitting supplies, china, glass, pottery	X	X	X		
(2) Furniture, floor covering, appliances		X	X		
(3) Farm and garden supplies, including nursery stock, feed and grain	UP	X	X		
(4) Antiques and secondhand goods, excluding materials held only for discard or repossessing		X	X		
Roofing			UP	X	X

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
<p>Service station (gasoline) complying with the following conditions:</p> <ul style="list-style-type: none"> <li>(1) Does not perform body work, painting or dismantling and/or salvage work</li> <li>(2) Does not store any vehicle for more than five (5) days</li> <li>(3) Provides amenities and safeguards of such dimensions that occupants adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities</li> <li>(4) Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet</li> <li>(5) No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way, or ten (10) feet to a property line</li> <li>(6) Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned". In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code</li> </ul>		UP	UP	UP	UP
<p>Service station (gasoline, self service) complying with the following conditions:</p> <ul style="list-style-type: none"> <li>(1) Limited to the dispensing of fuels, oil, antifreeze and other minor accessories</li> <li>(2) Does not rent or sell motor vehicles, trailers or general replacement parts, nor do any type of vehicle repair or maintenance work</li> <li>(3) Does not provide for the storage or parking of vehicles for a period in excess of twenty-four (24) hours</li> <li>(4) Provides amenities and safeguards of such dimensions that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities</li> <li>(5) Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet</li> <li>(6) No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way line</li> <li>(7) Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned". In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code</li> </ul>	UP	UP	UP	UP <sup>(1)</sup>	UP

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Sexually oriented business (adult bookstore, adult service business, and adult video facility) Permitted by an adult use permit in C-2, C-3, I-1 and I-2 districts only, subject to conditions or limitations in section 305(2)(c)1 (Ord. No. 2413, §4.A, 11-18-93)					
Sheet metal products, tinsmithing (Light, such as ventilating ducts and eaves), with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building			X	X	X
Sheet metal products, tinsmithing (Light, such as ventilating ducts and eaves), with all storage of goods, materials and equipment and processing and manufacturing, utilizing outside storage			UP	X	X
Shoe repair shop	X	X	X	UP	
Sign-making company With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than four thousand (4,000) square feet of net floor area		X	X	UP	UP
Sign manufacturer				X	X
Signs conforming to requirements of sign code [chapter 24]	X	X	X	X	X
Skating rink		X	X		
Social and fraternal organizations and lodges, headquarters for scouts and other youth organizations		X	X		
Specialty stores (see footnote #2 at end of table) Selling or renting goods predominantly at retail on the premises, including but not limited to the following lines: tobacco, newspapers, books, stationery, gifts, cards, novelties, flowery jewelry, luggage, optical goods, sporting goods, bicycles, pets, hobby supplies, toys, coins, stamps, photo supplies, art supplies, works of art, music, musical instruments, sewing machines, radio and TV sales and service, but excluding adult bookstores (Ord. No. 2413, §4.E, 11-18-93)	X	X	X		
Stadiums, coliseums, assembly halls owned by nonprofit organizations or by State, Municipal or County government		X	X	UP	UP
Storage and moving warehousing establishment			UP	X	X
Storage of commercial vehicles (Where not an accessory use to another use which is permitted)			UP	X	X
Storage (outside) of heavy materials and equipment				UP	X

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Supermarket, grocery, delicatessen, or other store carrying a variety of food and related goods (see footnote #2 at end of table)	X	X	X	UP	
Tailors	X	X	X	UP	
Taxi dispatching station		X	X	X	X
Taxi terminal			X	X	X
Telegraph or messenger service		X	X	UP	UP
Television and radio stations and transmitting towers			UP	X	X
Television and radio stations, excluding transmission towers		X	X	X	X
Textile manufacturer				X	X
Theaters, excluding drive-in and adult video facilities (Ord. No. 2413, § 4.F, 11-18-93)		X	X		
Theaters, legitimate, artistic programs or events		X	X	UP	
Tile, brick and terra cotta manufacturing					X
Tinsmith			UP	X	X
Tire recapping and retreading (in accordance with Fire Code)			UP	X	X
Tobacco products manufacture and storage				X	X
Tourist homes, hotels and motels		X	X	UP	UP
Trade and vocational schools			X	X	X
Trailers	UP	UP	UP	UP	UP
Transient Service Facilities	UP	UP	UP	UP	UP
Travel agencies	X	X	X	UP	
Truck or rail freight yard or terminal				X	X
Upholsterer With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than two thousand (2,000) square feet of net floor area		X	X	UP	UP
Uniforms sales or renting	X	X	X		
Utility company offices, including exchanges	X	X	X	X	UP

<i>Uses</i>	<i>Districts</i>				
	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>
Utility (public) Distribution lines, transformer stations, transmission lines and towers, water tanks and towers, and telephone exchanges but not service or storage yards	UP	UP	UP	UP	UP
Utility (public) storage yards			UP	X	X
Variety store (see footnote #2 at end of table) Including sale of specific items elsewhere in this table, if customarily sold in such a store	X	X	X		
Veterinarian hospital or clinic All equipment, storage of animals and services are wholly contained within the principal building		X	X		
Warehousing or moving and storage establishment			UP	X	X
Welding shops			UP	X	X
Wholesaling or distribution Including the handling of stock and incidental retail			UP	X	X

*Footnotes:*

(1) Drive-in, drive-up, and all fast-turnover establishments may be located at the intersection of a major arterial road and any other road when it is an integral part of a larger planned commercial project and providing the driveway is at least one hundred fifty (150) feet from the intersection when approaching the intersection and at least one hundred fifty (150) feet from the intersection when leaving the intersection.

(2) Large single use retail, as defined in section 35-200 of this Code, shall only be permitted at locations specified, and when developed in accordance with section 35-1902(10) of this Code.

This requirement is not intended to preclude access to any subdivided lot of record, previously zoned for commercial use, but in all cases to require the maximum possible distance within the above limits for the location of access and egress driveways, consistent with the spirit of the ordinance.

The Council, by minute action, may further modify this requirement in cases of hardship.

(Ord. No. 2549, § 2, 5-25-95; Ord. No. 3063, § 3, 11-18-99; Ord. No. 3290, § 2, 8-9-01)